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Community Space

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7.1 Intent

Central Issaquah will be comprised of a series of compact developments and redevelopments that will become connected by the Green Necklace. This Chapter creates two types of Community Spaces, depending on the use: public Community Spaces serving the District, and semi-private or private Community Spaces serving the specific buildings and users. These Development standards support the Design standards found in Chapter 13 Community Space. The intent of this Chapter is to establish standards and requirements for the provision of Community Spaces that will inspire an animated and connected urban Community Space where:

- A. Building design and Community Space are connected and related;
- B. Livability, public life and community health are promoted and improved;
- C. People who bike and walk are welcome and comfortable;
- D. The site and design make a positive contribution to an active Public Realm;
- E. Significant Community Space is located within each District, or adjacent to Districts, if necessary.
- F. Safe, comfortable places are produced that, through design, use, lighting, and other amenities;
- G. Each Community Space is multi-functional; and
- H. There is visual and recreational variety and interest.

7.2 Green Necklace

A. The intent of the Green Necklace (Figure 7A) is to saturate the developing urban environment with an array of publically accessible green elements including Community and Neighborhood parks, riparian corridors, tree lined streets, active and passive plazas and other shared urban spaces all connected by Shared Use Routes and Through Block Passages. Natural features will be used as key design elements to create a unique sense of place and enhance the values and functions of the natural environment. Elements that are required to be publically accessible to the community as a whole, such as Neighborhood Parks, Significant Community Spaces and other facilities designated on Figure 7B in this Chapter, shall remain as part of the public realm and, if private, shall function as if publically owned while acknowledging private property rights.

B. General Standards

1. Design buildings, streetscapes and open space corridors for pedestrians, not vehicles.
2. Provide pedestrian and vehicle connections within and between developments to help break up blocks and increase pedestrian friendliness.
3. Integrate the natural and built environment by, for example, using native riparian landscape throughout the site to soften the transition between the natural and built environments and/or including controlled creek access using boardwalks and overlooks.
4. Build the nonmotorized routes, parks and community gardens required to support future residential development.

7.3 Required Community Spaces

A. Residential.

1. The developer is required to provide Private Community Space. Publicly Accessible Community Space is not required to be provided by residential development.
2. At a minimum, each Residential unit shall have a total of forty-eight (48) square feet of private usable outdoor space, whether provided for individual units as Individual OR as Common Private Community Space, in the following manner:
 - a. **Individual Private Community Space.** Private outdoor space shall be provided in the form of private outdoor balconies, patios, or decks attached to individual units. Minimum length and width of each private outdoor space shall be six (6) by eight (8) feet.
 - b. **Common Private Community Space.** Common private outdoor space shall be easily accessible to all residents of the complex and no common outdoor space shall be attached to any individual unit. Activity areas shall be designed so that they do not interfere with incompatible on-site uses; for example, children's play areas shall not overflow into parking lots or pedestrian pathways.
 - c. **On-Site Amenity.** Residential projects 22 units or more, shall, in addition to Individual or Common Private Community Space, provide at least one on-site amenity, such as a recreation room of 400 or more square feet furnished with recreational facilities, a swimming pool, or other recreational amenities such as playground equipment. The facilities shall be appropriate for the target housing market segment, as judged through site plan review.
3. Community Space shall be provided and maintained by the Applicant/Owner.

B. Nonresidential and Mixed Use Adjacent to Pedestrian Priority, Core Streets, Neighborhood Streets, and Local Streets.

1. Every non-residential and mixed use development adjacent to a Pedestrian Priority, Core Street, Neighborhood Street, and Local Street shall provide common outdoor Community Space as an amenity for the tenants, customers and visitors. Community

Spaces shall be comfortable, secure and inviting spaces for a variety of activities during all hours and seasons while maximizing opportunities for use. These spaces shall be owned and maintained by the property owner, and be accessible to the public. Community spaces shall be comprised of the following:

- a. **Landscaping and Build-To-Line Credit for Publicly Accessible Community Space.** Publicly accessible Community Spaces may count toward landscaped area requirements and may count toward building frontage, as allowed in Site Design, Chapter 11, for the development site if the pedestrian-oriented Community Space has a clear visual and physical connection to the street, and includes green landscape elements such as permanent in ground or raised planters, containers for seasonal plantings, window box planters or hanging baskets.
- b. **Minimum Dimensions.** Publicly accessible Community Spaces shall be an appropriate size to accommodate the Development users and to comply with Design Standards, including Chapter 13.0, but shall be no less than a minimum width of 20 feet and a minimum depth of 20 feet for each building. The Director may approve other sizes due to site constraints such as site size, site shape or topography or the desire to merge the required Community Space for multiple buildings into one larger Community Space.
- c. **Location.** Publicly accessible Community Spaces shall be visible from a main pedestrian access, public street frontage or primary internal Circulation Facility and building entrance. At the discretion of the Director, Community Space may be located on other areas of the site in order to preserve a natural feature of the site but must remain visible from the adjacent buildings.
- d. **Availability.** Publicly accessible Community Spaces shall be secure and inviting spaces during designated hours, while maximizing opportunities for use in all seasons.
- e. **Direct Pedestrian Connection.** Publicly accessible Community Spaces located between a building and a sidewalk shall provide direct pedestrian access to the abutting building.
- f. **Required Design Elements.** Publicly accessible Community Space shall incorporate at a minimum the following:
 - 1) At least 30% of each Community Space shall be planted with trees, shrubs, groundcover and perennial landscape plantings;
 - 2) At least 50% of each Community Space shall be hardscaped with decorative paving;
 - 3) There shall be at least one bench or seating unit for each 200 square feet of each Community Space (seating may be grouped into benches or ledges or seat walls or steps);

- 4) Structural soils or approved special soil treatment that is at least 24 inches deep should be used as soil base for trees in plazas to prevent soil compaction and encourage tree root growth;
 - 5) Pedestrian-scaled lighting fixtures no taller than 15 feet;
 - 6) One element with sustainability attributes such as rain gardens, green roofs and walls, commercial grade solar powered lights or equipment, pervious paving or other elements as approved by the Director;
 - 7) Animal proof waste containers; and
 - 8) One artistic design element such as decorative paving patterns, ornamental art features, creative lighting elements or other elements as approved by the Director.
- g. **Indoor-Outdoor Community Space Option.** Indoor Community Space shall not constitute more than 50% of the required amount of publicly accessible Community Space and may include, without limitation, malls, pedestrian ways, plazas and other open areas within a building if the public space is oriented directly toward the major pedestrian entrance of the building.
- 1) Malls, pedestrian ways and plazas shall include passive recreation amenities which include, without limitation, benches, tables, ornamental lighting, sculpture, landscape planters or moveable planting containers, trees, tree grates or water features.
 - 2) If a hallway is to be considered a pedestrian way or an open area within a building that is oriented directly toward the major pedestrian entrance of the building and used as indoor publically accessible Community Space, it shall be at least two times the minimum width required in order to permit the installation of indoor passive recreation amenities.
- h. **Community Space for Industrial/Intensive Commercial Uses.** Publicly accessible Community Space for a building containing an industrial or intensive commercial use as listed in Chapter 4.0 Zoning Districts, Uses and Standards, Table 4.3B Permitted Land Uses is not required, however the applicant is required to pay Park Impact Fees in effect at building permit issuance.

7.4 Significant Community Space

- A. General Provisions: Development adjacent to a designated Significant Community Space in Central Issaquah as determined in Figure 7B of this Chapter shall create the required Neighborhood Park, Significant Public Plaza and Shared Use Route.
1. If an applicant owns a lot(s) shown on Figure 7B Significant Community Spaces as eligible for a Neighborhood Park, Significant Public Plaza or Shared Use Route, the applicant must provide such park, plaza or route as part of their Project development, except as might be established through Administrative Adjustment of

Standards. If an applicant owns a lot(s) shown on Figure 7B Significant Community Spaces as eligible for more than one Significant Community Space, the Director will select the amenity that provides the greatest public benefit.

2. Once a Significant Community Space has been approved by the Director on Sites shown on Figure 7B Significant Community Spaces and permits have been issued for said Project, no subsequent development may use a previously permitted Significant Community Space to fulfill a Significant Community Space requirement.

B. Neighborhood Park.

1. Location and Size. Neighborhood Parks shall be approximately located in the areas described in Figure 7B Significant Community Spaces. A single Neighborhood Park shall be at least 2 acres as defined in Chapter 2.0 Definitions.
2. Design Elements:
 - a. The Neighborhood Park shall be at the same level as the public sidewalk, serve as a focal point for pedestrian activity within the Neighborhood, and fully integrated and designed consistent with any pedestrian connection, other public amenity or Circulation Facility. Clearly visible connection to the Green Necklace is required, either through adjacent nonmotorized Circulation Facilities or wayfinding assistance signage.
 - b. The Neighborhood Park shall have visual and recreation variety to engage all age groups.
 - c. The Neighborhood Park shall have features usable year round. For outdoor spaces, this may be a pergola, gazebo, pavilion, and/or provided indoor spaces. This may also include generally continuous (75% depending on the level of pedestrian activity and building's use) weather protection along retail streets. Design elements that extend hours of use should be used, such as lighting and weather protection.
 - d. The Neighborhood Park shall have strong pedestrian connections to Transit, where possible.
3. Public Access. The entire Neighborhood Park shall be open to the public 24 hours per day, provided temporary closures will be allowed as necessary for maintenance purposes.

C. Significant Public Plaza

1. Location and Size. Significant public plazas shall be approximately located in the areas described in Figure 7B Significant Community Spaces. A single plaza shall be a minimum size equal to three percent of the gross floor area of the development, but not less than 4,000 square feet in area. The plaza should be at least 20 feet in width. The Director may allow a development to provide two or more plazas so long as the Director determines that such multiple plazas will have an equal or greater public

benefit and each plaza is at least 2,000 square feet in area. The primary purpose of the plaza shall be as a public gathering place. Other uses including access to parking areas, lobby entrances, and stairs must be secondary to the plaza purpose and areas required for such uses shall not be included in calculating the minimum size.

2. Design Elements:

- a. The plaza shall be at the same level as the public sidewalk, serve as a focal point for pedestrian activity within the District, and fully integrated and designed consistent with any pedestrian connection or other public amenity.
- b. Plazas shall be designed with sufficient pedestrian amenities including seating, lighting, water features, special paving, landscaping, artwork and special recreational features, as determined by the Director. At least two linear feet of seating surfaces per 100 square feet of space shall be provided. To qualify, seating surfaces shall be a minimum of 18 inches in depth. At least half the seating shall have seat backs and have surfaces made of wood, rather than metal, stone or concrete. In addition, moveable chairs should be provided and shall not be for the sole use of an adjacent retail business.
- c. Pedestrian-oriented frontage is required on at least two sides unless the space is linear in design, in which case pedestrian-oriented frontage is required on at least one side.
- d. At least 25 percent but not more than 40 percent of the open space shall be landscaped with trees, groundcover or other vegetation.
- e. The plaza may not be covered by a roof, story or skybridge; provided portions of the plaza may be covered for weather protection, but not enclosed.
- f. All City approvals or permits for any structure, or temporary or accessory use shall be reviewed for compatibility with the alignment of any existing or approved plaza as determined by the Director.

3. Public Access: The entire plaza should be open to the public 24 hours per day, provided that temporary closures will be allowed as necessary for maintenance purposes or approved Special Events. Upon City approval, portions of the plaza may be separated, as required by the State of Washington Liquor Control Board, in order to allow outdoor seating for restaurant purposes. This is required to be shown on land use permit and limited in square footage or by percentage so that public access to the plaza remains.

D. Shared Use Routes

1. Location and Size. Shared Use Routes shall be located on the lots eligible for Shared Use Routes as shown on Figure 7B Significant Community Spaces. The actual location of the Shared Use Route on the lot shall be determined by the Director during site plan review, based upon the following criteria:

- a. Shared Use Route shall meet the standards set forth in Chapter 6.0 Circulation Facilities.
- b. Shared Use Route shall connect with existing or future rights-of-way, other pedestrian Circulation Facilities and/or public plazas and parks.
- c. Shared Use Routes have the effect of dividing a large City block approximately in the preferred locations shown in Figure 7B Significant Community Spaces.
- d. It is likely that the remainder of the subject Shared Use Route will be developed in the future based upon development conditions on surrounding lots.
- e. Shared Use Routes shall be the length necessary to provide access between existing rights-of-way; provided that if the Applicant does not own all property necessary to create the Shared Use Route, this option will still be available if an easement is provided to the City for the remainder of the Shared Use Route. If the applicant fails to obtain the easement after using best efforts to obtain the easement, the City may still approve the connection.
- f. The corridor shall be a minimum width as established in Chapter 6.0 Circulation Facilities, Section 6.4 A Nonmotorized Facility Standards: Shared Use Routes. The area devoted to a Shared Use Route shall be in addition to the area devoted to any other requirement pursuant to this Chapter.
- g. The primary purpose of Shared Use Routes shall be a means for pedestrian and bicycle access between rights-of-way and as a public gathering place. Other uses, including access to parking areas, lobby entrances, and stairs must be secondary to, and not conflict with, the Shared Use Route purpose, and areas required for such uses shall not be included in calculating the minimum size.

2. Design Elements:

- a. Shared Use Routes shall be at the same level as the public sidewalk and incorporate sufficient pedestrian amenities such as seating areas, landscaping, art features, water features, weather protection and pedestrian scale lighting, as determined by the Director.
- b. The Shared Use Route shall use special paving, such as decorative colored concrete, concrete unit brick or stone pavers that support bicycle as well as pedestrian use. Coordinated design features such as uniform treatment of signing, landscaping and lighting over the entire length of the connection should be used.
- c. The Shared Use Route shall provide predominantly continuous bicycle and pedestrian-oriented frontage, plazas, or landscape features along its entire length.
- d. The Shared Use Route may not be covered by a roof or story; provided portions of adjacent plazas may be covered for weather protection, but not enclosed, and

skybridges connecting two buildings are allowed if the skybridge is less than 20 feet wide and less than 14 feet in height.

- e. All City approvals or permits for any structure shall be reviewed for compatibility with the alignment of any existing or approved Shared Use Route.
 - f. The Shared Use Route shall be for exclusive pedestrian and bicycle use and may not be used by vehicles except as necessary for maintenance purposes.
3. **Public Access.** The entire Shared Use Route shall be open to the public 24 hours per day. Temporary closures will be allowed as necessary for Special Events and maintenance purposes.
- E. **Legal Agreements Required for Significant Community Space.** The owners of property to be devoted to a Significant Community Space should retain fee ownership of that property but shall execute a legal agreement providing that such property is subject to a right of pedestrian use and access by the public. The agreement shall be in form and substance acceptable to the city attorney and be recorded with the King County division of records and elections and the Issaquah City Clerk. The obligations under the agreement shall run with the land. At the end of 50 years from the date the agreement is signed, the agreement will be reviewed by the City and the agreement shall continue or change in accordance with the then-existing public need for pedestrian use and public access for subsequent 50-year terms. No modifications to a Significant Community Space shall be made without approval of the City other than ordinary repairs and maintenance.

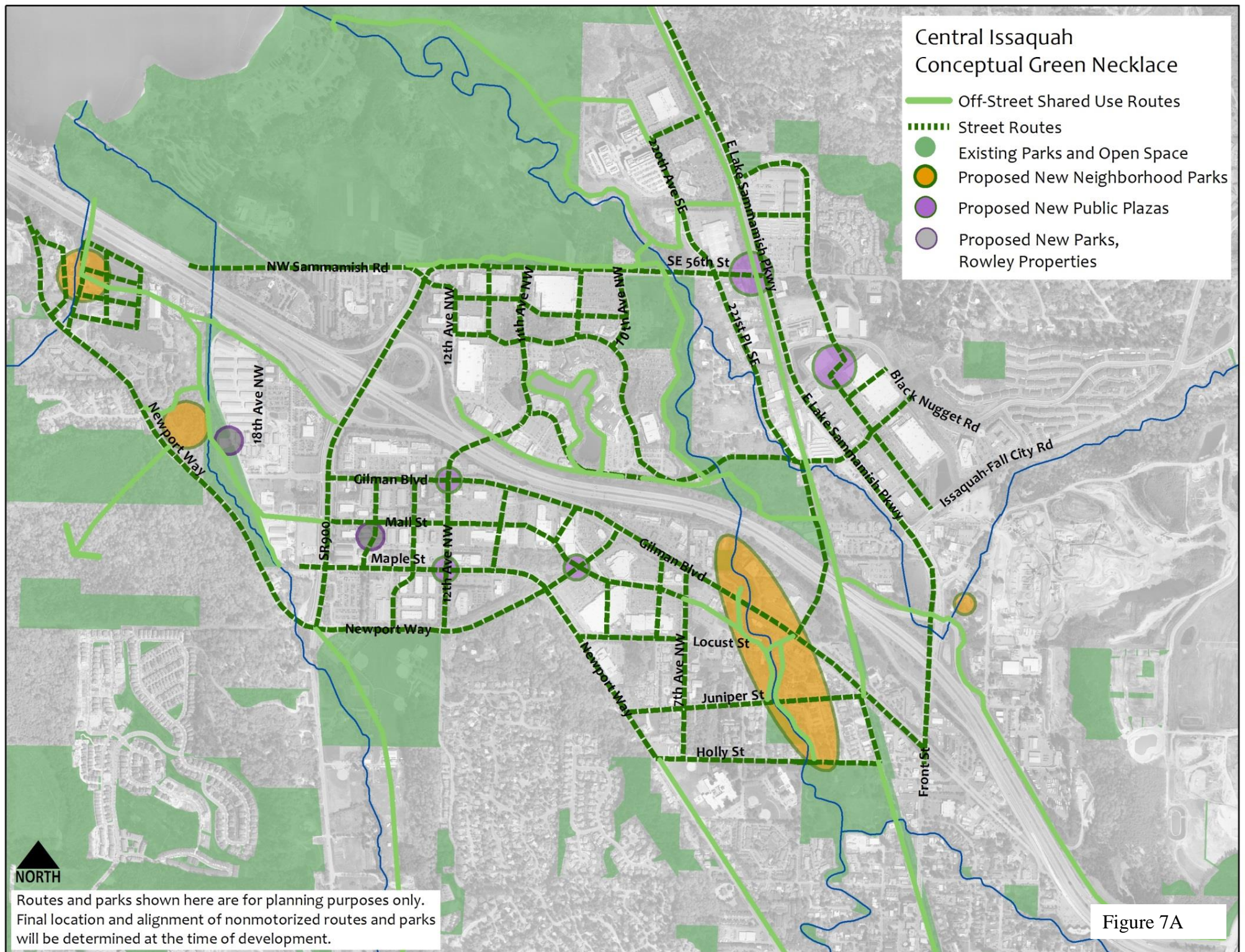
7.5 Parks and Recreation Mitigations and Credit

Full mitigation of Parks and Recreation impacts of new development is achieved through the physical improvements and payment of fees as established in this Chapter.

- A. **Park Credit.** The applicant shall receive a credit against the value of the land for Significant Community Space set asides. The credit calculation is consistent with IMC 3.72.080 Fee adjustments and shall use fair market value as the land value. This includes Neighborhood Parks and Significant Plazas provided and maintained by the applicant for use by the public as a Significant Community Space.
- B. **Shared Use Route Credit.** The applicant shall receive a credit against the value of the Shared Use Route. The Credit calculation consistent with IMC 3.72.080 Fee adjustments and shall use fair market value as the land value.
- C. **Mitigation Requirement.** The applicant shall provide adjusted Park Impact Fees as directed in this Chapter and consistent with IMC 3.72.080 Fee adjustments.

7.6 Administrative Adjustment of Standards

- A. Approval Criteria. Approval shall be based on a determination that the adjustment is consistent with the purpose and intent of this Chapter. The following approval criteria shall be used, in conjunction with Chapter 3.0 Procedures, to determine whether an Administrative Adjustment may be granted:
1. Vision. The proposal is consistent with the purpose and vision of the Central Issaquah Plan and this Chapter including priority for pedestrian orientation and creation of a Public Realm through Community Spaces.
 2. Access. The proposal will not create negative impacts to the abutting properties or rights-of-way, dedicated tracts, or easements;
 3. Compatibility. The modification(s) does not negatively impact the abutting property owners in a significant manner;
 4. Intent. The modification(s) will be equal to, or superior in, fulfilling the intent and purpose of this Chapter;
 5. Safety. The granting of the adjustment(s) does not negatively impact any safety features of the project nor create any hazardous features;
 6. Services. The modification(s) does not create significant additional impacts on public services.



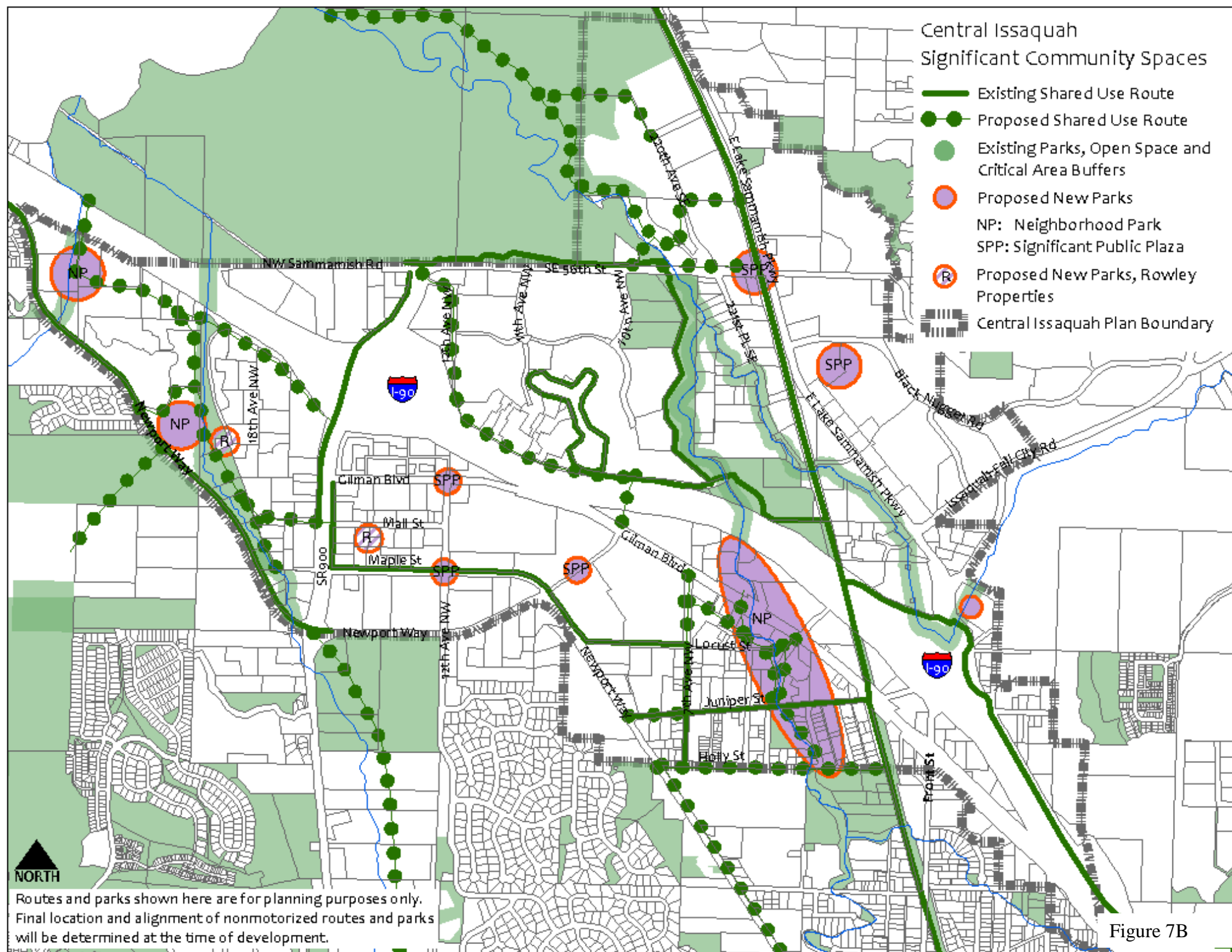


Figure 7B